

November 2, 2017

Alter & Pearson, LLC
Robin Messier Pearson
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

**Subject: 54 Sunset Farm Road – Revised Plans
IWW Map Amendment #1068; and IWW Regulated Activity #1069**

Dear Attorney Pearson:

The Planning Division received the above-referenced revised plans and wetlands report on October 27th and October 30th, respectively. After review, I offer the following comments for consideration:

1. Please depict and label the existing and wetlands on the site plan.
2. Please depict and label the existing and proposed 150' upland review area boundaries on the site plan.
3. Please provide the professional certification signature block and delineation statement from the Soil Scientist on the map amendment plan.
4. Please provide a chart on the map amendment plan that summarizes the total square footage/acreage of the following:
 - a. Existing and proposed wetlands area in s.f.
 - b. Existing and proposed and watercourse areas in s.f.
 - c. Existing and proposed 150' upland review area in s.f.

Staff notes the above information was provided but not broken into space quantities for each lot 54 & 60 Sunset Farms. Please provide a calculation for each lot.

5. Please provide a statement on the reason(s) for the requested map amendment.
6. Please identify the locations of all existing significantly sized trees within the proposed upland review area and denote any tree to be removed. In addition, the areas indicated by the "bubbled" foliage line as "Wooded Area to remain" should be further described. Much of the proposed new plantings are located in these areas and without a further detailing of this may not make sense.



TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7504
www.westhartfordct.gov

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7. Overall, the additional proposed plantings along the eastern property and wetlands boundary appear minimal given the extent of tree disturbance and cutting which has already occurred. Staff suggests a more robust planting approach.
8. Other than the test pits for the possible septic location, was any additional geotechnical investigation / boring conducted?
9. Were any other locations for the septic system considered such as areas to the north of the proposed home around test pit DH3A?
10. Is the area indicated as "future pool" part of the IWW regulated activity request? If so, please provide additional details on the pool (pool depth, technical drawings and any associated hardscape around the pool).
11. The revised plans include a significant amount of disturbance in the proposed upland review area, including disturbance up to the eastern property boundary and wetlands boundary. This could be minimized by shifting the disturbance (grading, septic and drainage facilities) further to the west and leaving a more naturalized buffer between the proposed development and the existing boundary.
12. A narrative description of all development activities contemplated by the applicant for the next five years should be provided.

All of the above-listed comments should be addressed by way of a modified plan set and narrative.

If you have any questions on the above noted items please contact me at 860.561.7556.

Best Regards,



Todd Dumais
Town Planner

C: Mark McGovern, Director of Community Development

Kimberly Boneham, Deputy Corporation Counsel

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